

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greenville State: SC

PJ's Total HOME Allocation Received: \$6,615,630 PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 10			
Program Progress:							
% of Funds Committed	89.77 %	90.52 %	7	90.66 %	41	44	
% of Funds Disbursed	84.65 %	80.30 %	4	81.06 %	55	58	
Leveraging Ratio for Rental Activities	4.71	6.18	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	73.56 %	90.04 %	9	81.27 %	17	17	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.82 %	68.99 %	6	68.23 %	38	39	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.60 %	82.88 %	9	79.86 %	14	12	
% of 0-30% AMI Renters to All Renters***	23.89 %	33.96 %	7	44.82 %	21	17	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	79.65 %	94.77 %	9	94.65 %	7	7	
Overall Ranking:			In State:	7 / 10	Nationally:	27 23	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,732	\$13,337		\$25,419	113 Units	68.10 %	
Homebuyer Unit	\$43,044	\$34,449		\$14,530	33 Units	19.90 %	
Homeowner-Rehab Unit	\$15,394	\$21,223		\$20,251	20 Units	12.00 %	
TBRA Unit	\$0	\$548		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greenville SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,514	\$71,909	\$16,534
State:*	\$73,769	\$9,521	\$22,879
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	5.6	9.4	10.0	0.0
Black/African American:	91.1	90.6	90.0	0.0
Asian:	1.1	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	52.2	6.3	55.0	0.0
2 Persons:	16.7	28.1	30.0	0.0
3 Persons:	22.2	25.0	5.0	0.0
4 Persons:	4.4	37.5	5.0	0.0
5 Persons:	3.3	3.1	0.0	0.0
6 Persons:	1.1	0.0	5.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.0	25.0	20.0	0.0
Elderly:	35.6	15.6	70.0	0.0
Related/Single Parent:	31.1	56.3	0.0	0.0
Related/Two Parent:	2.2	3.1	10.0	0.0
Other:	1.1	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	52.2	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	47.8	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greenville

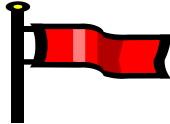
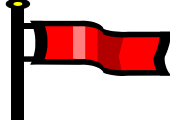
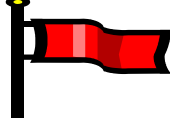
State: SC

Group Rank: 27
(Percentile)

State Rank: 7 / 10 PJs

Overall Rank: 23
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	73.56	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	67.82	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	79.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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